Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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642047

(1) Registry [X] Land Titles [ ] (2) Page 1 of 7 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

BY-LAW NUMBER (1991)-13769

(5) Consideration

Dollars $

(6) Description

CITY OF GUELPH, COUNTY OF WELLINGTON
Part Lots 641 and 642, Registered Plan 8, as previously described in Instrument Number 162203.

FOR OFFICE USE ONLY

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

Designation of the described lands as items of architectural and historical significance under The Ontario Heritage Act, R.S.O. 1980.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)

162203

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF GUELPH	John Sprung Mayor	1991	03	19
	Clerk	1991	03	19

(11) Address for Service City Hall, 59 Carden Street, Guelph, Ontario N1H 3A1

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

22-26 Oxford Street
Guelph, Ontario

(15) Document Prepared by:

Lois A. Giles
City Clerk
City Hall
59 Carden Street
Guelph, Ontario
N1H 3A1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	25-
Total	25-

THE C RPORATION OF THE CITY OF G LPH

By-law Number (1991)-13769

A by-law to designate the exterior of 22-26 Oxford Street as an item of architectural and historical significance.

The Council of The Corporation of the City of Guelph, **ENACTS AS FOLLOWS:**

WHEREAS the Ontario Heritage Act, 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereof, to be of historical or architectural value or interest; and

WHEREAS the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 22 - 26 Oxford Street notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the said property designation has been served upon the clerk of the municipality;

THEREFORE, the Council of the Corporation of the City of Guelph **ENACTS AS FOLLOWS:**

1. There is designated as being of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. Chapter 337, the exterior of 22 - 26 Oxford Street, to the extent more particularly described in Schedule "C" to this By-law.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this By-law in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED on this EIGHTEENTH day of MARCH, 1991.

MAYOR

CLERK

I hereby certify the above copy to be a true copy of

By-law Number (1991)-13769

of the City of Guelph.

IN TESTIMONY WHEREOF are hereunto set the seal of The Corporation of the City of Guelph and the hand of the City Clerk of the said Corporation this 25th day of March, 19 91.

City Clerk

SCHEDULE "A"

BY-LAW NUMBER (1991)-13769

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Guelph, in the County of Wellington, and Province of Ontario; being composed of:

FIRSTLY: Parts of Lots Six Hundred and Forty-one (641) and Six Hundred and Forty-two (642) according to the Canada Company's Survey of the Town, now City, of Guelph; containing an area of Eight One-hundredth (.08) of an acre, more or less, and which said parcel or tract of land and premises may be more particularly described as follows:

COMMENCING at a point in the northwesterly limit of said Lot 641 distant Eight and Twenty-eight One-hundredths (8.28) feet measured northeasterly along the said limit from the westerly angle of said lot; the said point of commencement being the westerly angle of a part of said lot conveyed by Thos. J. McNally to Louise Harris by Registered Instrument No. 12428 (Book C-16);

THENCE South 55 degrees 50 minutes West along the Northwesterly limits of said lots 641 and 642, being also along the Southeasterly limit of Oxford Street, Thirty-two and Fifty-seven One-hundredths (32.57) feet to the production northwesterly of the centre line of a division wall or partition in a stone double house;

THENCE South 33 degrees 58 minutes East along said production and along the centre line of said division wall or partition, Forty-nine and Thirty-four One-hundredths (49.34) feet to a jog in said wall;

THENCE South 55 degrees 50 minutes West along the centre line of said division wall or partition Four and Twenty-three One-hundredths (4.23) feet;

THENCE South 33 degrees 58 minutes East along the centre of said division wall or partition Seven and Four One-hundredths (7.04) feet to the centre of a stone wall;

THENCE North 55 degrees 50 minutes East along the centre of said stone wall Three and Forty-four One-hundredths (3.44) feet to the centre of a stone wall going southeasterly;

THENCE South 34 degrees 23 minutes East along the said centre line of said stone wall Twenty-one and Sixteen One-hundredths (21.16) feet to the southeasterly face of said stone house;

THENCE South 33 degrees 58 minutes East, Twenty-seven and Ninety six One-hundredths (27.96) feet, more or less, to the Southeasterly limit of said Lot 642;

THENCE North 55 degrees 50 minutes East along the Southeasterly limits of said Lots 642 and 641, Thirty-three and Two-tenths (33.2) feet to the Southerly angle of the part of said Lot 641 conveyed to Louise Harris by said Registered Instrument No. 12428;

THENCE North 33 degrees 58 minutes West along the Southwesterly limit of said lands conveyed by said instrument to Louise Harris One Hundred and Five and Five-tenths (105.5) feet, more or less, to the place of beginning, and

SECONDLY: Part of Lot Six Hundred and Forty-two (642) according to the Canada Company's Survey of the Town, now City, of Guelph; containing an area of Eighty-eight One-thousandths (.088) of an acre, more or less, and which said parcel or tract of land and premises may be more particularly described as follows:

COMMENCING at a point where the northwesterly limit of said lot intersected by the production northwesterly of the centre line of a division wall or partition in a stone double house; the said point of commencement being distant Twenty-four and Twenty-nine One-hundredths (24.29) feet measured southwesterly along the northwesterly limit of said lot from the northerly angle thereof;

THENCE South 33 degrees 58 minutes East along said production and along the centre line of said division wall or partition, Forty-nine and Thirty-four One-hundredths (49.34) feet to a jog in said wall;

THENCE South 55 degrees 50 minutes West along the centre line of said division wall or partition Four and Twenty-three One-hundredths (4.23) feet;

THENCE South 33 degrees 58 minutes East along the centre of said division wall or partition Seven and Four One-hundredths (7.04) feet to the centre of a stone wall;

THENCE North 55 degrees 50 minutes East along the centre of said stone wall Three and Forty-four One-hundredths (3.44) feet to the centre of a stone wall going southeasterly;

THENCE South 34 degrees 23 minutes East along the said centre line of said stone wall Twenty-one and Sixteen One-hundredths (21.16) feet to the Southeasterly face of said stone house;

THENCE South 33 degrees 58 minutes East, Twenty-seven and Ninety six One-hundredths (27.96) feet, more or less, to the southeasterly limit of said Lot 642;

THENCE South 55 degrees 50 minutes West along the same Thirty-six and Two-tenths (36.2) feet;

THENCE North 33 degrees 58 minutes West One Hundred and Five and Five-tenths (105.5) feet, more or less, to the northwesterly limit of said lot;

THENCE North 55 degrees 50 minutes East along the said last mentioned limit, being also along the southeasterly limit of Oxford Street Thirty-six and Eighty-three One-hundredths (36.83) feet more or less to the place of beginning.

As previously described in instrument number 162203.

SCHEDULE "B"

BY-LAW NUMBER (1991)-13769

STATEMENT OF REASONS FOR DESIGNATION

22 - 26 Oxford Street

Built circa 1872, this well-proportioned two-storey limestone house, characteristic of the Italianate architectural style, is rich in carved stone ornamentation. The projecting entrance bay has a gable roof with bracketed eaves and features a central double door with transom, topped by a large segmental pediment of carved limestone. The windows are embellished with arched lintels and carved stone trim. The facade and projecting frontispiece are highlighted with raised quoins of matching stone.

Originally the residence of Hugh Walker, local grocer and fruit merchant and former alderman, the house was purchased in 1877 by the Trustees of St. Andrew's Presbyterian Church. The house served as the church's manse until 1900 and was the residence of the Reverend James C. Smith for many of these years. Owners have also included Edmund P. Hawkins, General Manager of the Bell Organ and Piano Company, manufacturer John Mitchell and Dr. Thomas J. McNally, Medical Officer of Health.

The designation includes all of the exterior stone walls, the carved stone ornamentation on the facade, details of the front door and windows, soffit brackets under the front roof gable, and existing roof lines over the two-storey house.

SCHEDULE "C"

BY-LAW NUMBER (1991)-13769

ELEMENTS OF PROPERTY AND BUILDING BEING DESIGNATED

The designation includes:

1) all exterior stone walls of the building,

2) the carved stone ornamentation on the Oxford Street facade of the building,

3) all door and window locations and details of the door and windows on the Oxford Street facade of the building,

4) the soffit brackets under the front roof gable, and

5) all of the existing roof line over the entire two-storey building.

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1991)-13769

A by-law to designate the exterior of 22-26 Oxford Street as an item of architectural significance.

Read a first and second time at
9:18 o'clock p.m., March 18th, 1991

Read and passed in Committee at
9:19 o'clock p.m., March 18th, 1991.

Read a third time and passed at
9:20 o'clock p.m., March 18th, 1991.
